

# **BUDGET/FACILITIES SUBCOMMITTEE MEETING**

## **MINUTES**

**Monday, August 24, 2009**

**Oliver Administration Building**

### **Present**

**Subcommittee: William O'Dell (Chair), Paul Brule and Karen Lynch**

**School Committee, Administration and Staff: Denise Arsenault, Diana Campbell, Marjorie McBride, John Saviano, Edward Mara, Melinda Thies, Jane Correia and George Simmons**

**Guests: Eli Garcia (MH Baseball Coach); Christopher Ferreira (MH Boosters Club); from RISE Engineering—Mike Santangelo, Chris Fuller and Daniel Loo**

**Bill O'Dell called the meeting to order at 6:30 PM.**

### **Approval of Minutes**

**MOTION: Karen Lynch motioned to approve the minutes to the July 20, 2009 meeting; Paul Brule seconded; the motion passed by a vote of 3 to 0.**

## **RISE Projects**

**The engineers from RISE were invited to this meeting to answer questions about the Energy ROI Analysis and the proposed upgrades to Mt. Hope High School.**

### **Comments and questions from the Committee:**

**&#61690; Karen Lynch -- Is it necessary to replace the boilers to solve the uneven heat distribution problem or could it be fixed by replacing just the thermostats? If just the thermostats were replaced would any of the small ticket items have to go along with them? Our boilers are obsolete but they work.**

**&#61690; Marj McBride -- The Committee had discussed fixing the non-functioning individual thermostats in each of the rooms as a starting point; if our savings for replacing the EMS controls is intangible with no way to compute payback, just fix the existing controls in each room.**

**&#61690; Paul Brule – The existing boilers are well insulated and it is not necessary to replace them at this time unless it can be done with stimulus money; our problems are with the controls; the smaller components and the thermostats should be changed for the time being.**

**&#61690; George Simmons – Vacuum lines are leaking everywhere and the controls do not work; the most issues are in A building.**

**&#61690; Diana Campbell – Why is there no savings information listed for the EMS controls?**

**&#61690; Bill O'Dell – Where would the nine proposed new boilers be**

place? This Committee seems to be leaning toward leaving the old boilers in place and replace only the controls and valves at this time.

Denise Arsenault -- If we are looking at efficiency, we are looking at it on all levels; our old boilers are a very inefficient use of gas.

The engineers explained:

Mike focused on lighting, Daniel focused on energy, and Chris focused on gas.

Energy wise the high school's physical arrangement is inefficient; thousands of gallons of water is being heated in one location and being run to all extremities of the building and not nearly all that water is necessary; the old standard efficiency is 80%, the newer is 93%. A small, efficient boiler (small enough to fit in a closet) in each building allows better control and less redundancy.

In the past resources were abundant and so were not a consideration; replacing the boilers would eliminate the need to transfer the boiled water to another building and would save money.

Regarding the controls, the proposed design allows the work to be done in stages; each building would have its own circulating pump; the existing pneumatic system is not working; twelve different zones have been identified in which air valves would be replaced with electric valves. This control system is a foundation to which new boilers and new lighting controls can be added down the road.

The idea of the audit is to point out the opportunities that

present themselves.

• Maintenance costs on our boilers must be large; the pay back figures do not take this cost into account.

• Another option is to take one building that is having issues with the piping system and remove it from the main system, replacing one boiler at a time; the gym would be the most likely candidate because it is the farthest away.

• The usual rebate from National Grid is 70% for KWH efficiency; the savings on replacing the EMS controls was not computed because the savings will be from using less gas or oil.

• All recommended replacement measures are independent of each other.

• By design, 20% of the fuel we purchase is wasted; our current system heats a great deal of water that is not used at all.

Eli Garcia asked if we could take advantage of tax rebates for renewable and solar technology by using solar panels to heat the water. Chris Fuller replied that this is not cost effective; much hot water would be made that is not needed; 30 year payback is not uncommon with solar thermal heating and the winter/summer seasonal production varies by 8 to 1 so the most hot water is produced when it isn't needed; there are no incentives from National Grid. John Saviano added that by being non-profit, credits have no real impact.

Bill O'Dell asked if mobilization is a cost consideration; Paul Brule

said it is not in this case. Bill stated the Committee now has enough information to proceed and will discuss the options further at the next Subcommittee meeting. He thanked the engineers for attending the meeting.

Chris Fuller, Mike Santangelo and Daniel Loo left the meeting at 7:15 PM.

### **Athletic Field Concept Master Plan**

The Committee reviewed the RFP drafted by George Gifford; despite the extensive studies that have been done to date, an engineer and architect will have to be hired to produce the blue prints with a certified stamp in order to obtain the necessary permitting. Bill O'Dell expressed frustration with the soft costs of projects; it is discouraging to have to spend thousands to see if we can spend thousands more. The entire project will be put out in two phases—1) drainage rectification and 2) installation of fields. Bill is concerned about doing the “foundation” work, then discovering we do not have enough money to put the “roof” on, and feels we must be careful not to get into trouble with spending. Diana remembered that the Committee, in principal, wants to fix the fields. Jane Correia advised the Committee to review the five-year plan and felt that comfort in the classrooms was a priority. Bill said the drainage work will be covered by “cookie jar money.” John Saviano thought the Committee should be looking at the five years worth of priority items. Bill responded

**that all major spending goes to the full Committee for a vote.**

**Karen commented that sports have educational value to the students as do academics; the bottom line is the fields are out-dated and a mess, we cannot support the sports we offer the students, we have wasted space and the student are achieving athletically.**

**Denise Arsenault suggested we contact Walter Burke, who has secured considerable grant funding for Bristol, to get information on contacts at DEM and state agencies that could possibly provide free advice; many fields in the RI have been installed only to be ruined in a short time because drainage issues were not properly addressed. Walter talked about drainage work to be done north of the high school. The state is training people in municipalities on new regulations and how to protect our waters.**

**George Simmons explained that our drainage issues at the high school are not really tied to any other issues; the water on the fields sits there because it cannot penetrate the ground beneath. The Gifford study raises the fields so that the water will run off. In the end, someone has to put their stamp on it and be responsible for it. Chris Ferreira asked if the Town's Comprehensive Plan was taken into consideration. It was not. Paul Brule reiterated that an engineer's stamp is absolutely necessity.**

**MOTION: Karen Lynch motioned to go out for an RFP for the Mt.**

Hope High School field drainage redesign and permitting as presented in the document. Paul Brule seconded. The motion passed by a vote of 3 to 0.

### **Press Box**

George said they are looking at \$82,000 for a retrofit press box only, which is prefabricated and sits atop the bleachers. Handicapped accessibility will be more money. Bathrooms would be substantially cheaper if built on their own rather than in the same structure below the press box, due to distance to sewer lines and load requirements. Chris Ferreira said water lines exist underground to the concession stand, but there is no running water within the stand. Ed threw out the idea of combining the concession stand with the bathrooms and providing some storage space for Beth Penkala.

**MOTION:** Karen Lynch motioned to commission an RFP to make the press box handicapped accessible with a ramp. Paul Brule seconded. Karen asked it if might be cheaper to install an elevator system; it would not.

**MOTION:** Paul Brule motioned to table the previous motion. Drainage must be addressed first.

Karen asked Jane for an update on gate receipts, which would be used for the press box. There are concerns about complaints to OCR; Ed said that going out for an RFP would cover us in that case, but Bill is philosophically against going out to bid for a job we have

**no intention of following through with.**

**Paul Brule withdrew his motion to table. George then said we could get a good price. Karen reminded the Committee that they rolled the press box into the fields project.**

**Karen Lynch withdrew her motion to commission an RFP.**

**MOTION: Karen Lynch motioned to continue this discussion to the September Budget/ Facilities Subcommittee meeting. Paul Brule seconded. The motion passed unanimously.**

### **Guiteras Field Issues**

**Eli Garcia, Head Baseball Coach, brought to the Committee his concerns about the Guiteras Field:**

**&#61690; Overall condition of the baseball field**

**&#61690; Maintenance delivery by DaPonte's**

**&#61690; Fencing / Backstop**

**&#61690; Goose Poop**

**&#61690; Dug Outs**

**&#61690; Batting Cage**

**&#61690; Water/ Electrical**

**&#61690; Community Involvement / Parental Engagement**

**&#61690; Expectations from Athletes and Coaches**

Eli spends 1 ½ to 2 hours after each game to restore the field conditions to provide the athletes with the best facilities possible; help from the community would be greatly appreciated. Heavy equipment is used to cut the grass which makes dangerous ruts in the infield; he has asked DaPonte's not to use it in the infield. The dugouts fill with water when it rains and it takes a long time to drain off or dry up, causing mold to develop and cause sinus issues with the students. Having no water source on the field, they cannot hose down the field before a game to keep the dust down; someone had donated 400 feet of hose but they cannot access the water.

Jane Correia explained that DaPonte's contract is for general landscaping only, no repairs; she was unaware of most of these issues.

Denise Arsenault left the meeting at 8:00 PM.

Karen Lynch added there are holes in the fence. Marj said the field and the fence had been repaired and a lock put on the gate because of the unsavory activities that went on at night, but because of holes being ripped into the fence it was decided to just unlock it. Karen said Eli has someone who would donate paint and the high school art students could paint the dugouts; King Philip Little League would like to share in the yearly maintenance costs as well as the cost of infield mix. Eli would like to offer after school big league clinics to 13 – 18 year olds. The 10 foot backstop extension helps control balls being

hit out of the park; Ed said this is the first year there were no calls from the neighbors about broken windows. George and Jane said the field had been treated to repel the geese which worked for awhile; treatments cost \$3500 - \$4000.

Bill O'Dell suggested, as an action plan, that Eli and George walk the field together to clarify issues and George report back to this Subcommittee at their next meeting. George said this would have to be in conjunction with Pop Warner.

Eli Garcia left the meeting at 8:15 PM.

### **Colt Site Work Fund Management**

George said the plan is to put out itemized descriptions to different contractors to see if we can go out to bid; we retain much more control by piecing out the project; Paul Brule agreed. George reported that Ed Tanner, Principal Planner for the Town of Bristol, told him we need their approval for the bushes around Andrews. Marj said HDC told her the bushes are fine because they are not structures, but they want to know who will put them in, how high, and how many; HDC does not want to get in our way; she will contact Sue Church. Diana said they want a list of bushes. They are privit hedges.

### **Freezer (Lunch Account)**

Jane reported the money in the school lunch account that has accumulated over the years by law must be put back into the program; Chartwells has asked the money be used to purchase a walk-in freezer so food could be bought in bulk. There is a good spot at Kickemuit Middle School to put it. Jane is exploring this idea.

George Simmons left the meeting at 8:21 PM.

### **FY 2009**

Jane said the auditor has finished the field work and is preparing draft financials. The retroactive journal entries on the teachers' salaries and co-pays are a huge project for her staff.

The 2009 fund balance will be disbursed according to policy-- 2% for cash flow, 2% for emergency and the remaining \$281,000 in capital projects. Capital projects has a healthy balance.

### **FY 2010**

Jane had reported the latest update in her last School Committee report. Because we are still hiring people and still adding positions we do not have a new budget report. There were 205 applicants for

**the multiage teaching position. Ed confirmed that we are adding the third K classroom at Colt Andrews. Hugh Cole Ks are full.**

### **Next Meeting**

**Monday, September 21, 2009, 6:30 PM at Oliver**

### **Adjournment**

**At 8:28 PM, Paul Brule motioned to adjourn; Karen Lynch seconded; the motion passed unanimously.**

**/ca**